057.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,007,800 / 1,007,800
					USE VALUE:	1,007,800 / 1,007,800
					ASSESSED:	1,007,800 / 1,007,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		PEIRCE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEELEY DAVID J/DEBORAH E
Owner 2:	
Owner 3:	
Street 1:	15 PEIRCE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SAHLMAN JEREMY A -
Owner 2:	-
Street 1:	15 PEIRCE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,623 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1916, having primarily Wood Shingle Exterior and 3281 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 19 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4623.000	609,300	7,400	391,100	1,007,800
Total Card	0.106	609,300	7,400	391,100	1,007,800
Total Parcel	0.106	609,300	7,400	391,100	1,007,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 307.19 | /Parcel: 307.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 37908

GIS Ref

GIS Ref

Insp Date 09/24/18

!4892!

PREVIOUS ASSESSMENT

Parcel ID 057.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	609,300	7400	4,623.	391,100	1,007,800	1,007,800	Year End Roll	12/18/2019
2019	105	FV	456,600	7400	4,623.	391,100	855,100	855,100	Year End Roll	1/3/2019
2018	105	FV	456,600	7400	4,623.	262,600	726,600	726,600	Year End Roll	12/20/2017
2017	105	FV	429,900	7400	4,623.	251,400	688,700	688,700	Year End Roll	1/3/2017
2016	105	FV	429,900	7400	4,623.	229,100	666,400	666,400	Year End	1/4/2016
2015	105	FV	386,000	7400	4,623.	184,400	577,800	577,800	Year End Roll	12/11/2014
2014	105	FV	386,000	7400	4,623.	164,800	558,200	558,200	Year End Roll	12/16/2013
2013	105	FV	400,500	7400	4,623.	156,400	564,300	564,300		12/13/2012

PRINT

Date	Time
12/10/20	19:51:36

LAST REV

Date	Time
10/05/18	11:27:20
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4892

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAHLMAN JEREMY	45672-314		7/22/2005		675,000	No	No		
ORFANOS STEVEN	42881-107		4/30/2004	Sub Sale	624,900	No	No		
BOUBOULIS MICHA	31260-520		3/30/2000		378,000	No	No		
	12379-570		2/14/1973		38,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/16/2011	156	Manual	8,400					
9/18/2008	1164	Re-Roof	5,880					

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	MEAS&NOTICE	BS	Barbara S
5/22/2009	Measured	189	PATRIOT
6/18/2004	MLS	HC	Helen Chinal
4/19/2000	Inspected	243	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	37908
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4623		Sq. Ft.	Site		0	70.	1.21	11									391,083						391,100	

Total AC/HA: 0.10613 | Total SF/SM: 4623 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 391,083 | Spl Credit | Total: 391,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LAVENDER		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09006703
Const Adj.:	0.99495000
Adj $ / SQ:	184.376
Other Features:	162500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	748492
Depreciation:	139219
Depreciated Total:	609272

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	19	BRs:	7	Baths:	3	HB	

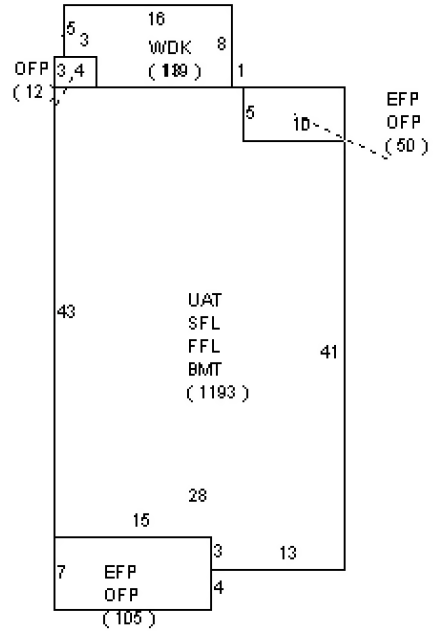
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
2	6	2	
Totals			
3	19	7	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	184.38
Special Features:	0	Val/Su Net:	141.11
Final Total:	609300	Val/Su SzAd	255.36

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,193	76.050	90,734
FFL	First Floor	1,193	184.380	219,960
SFL	Second Floor	1,193	184.380	219,960
UAT	Upper Attic	298	141.970	42,342
OFP	Open Porch	167	26.250	4,383
EFP	Enclos Porch	155	44.560	6,907
WDK	Deck	119	14.330	1,705

Net Sketched Area:	4,318			Total:	585,991
Size Ad	2386	Gross Are	5213	FinArea	3281

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	50	C	
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 057.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	G	GD	1916	26.56	T	30	105			7,400			7,400

More:	N	Total Yard Items:	7,400	Total Special Featues:		Total:	7,400